



Your Special Real Estate Newsletter

All Executives
Tucson, AZ

Created especially for

Our Friends



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Certified Luxury Home-
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RE/MAX All Executives

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By **Susan Black**
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Happy St. Patrick's Day from . . .



Dick Clark Susan Black
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Our Featured Properties



Shows like new! Vail SD, 3BR/2BA, huge great room, awesome kitchen with breakfast nook and breakfast bar. Spotless!

Mature landscaping, extended covered patio, and two car garage. Close to DM, Raytheon, and I-10.

Historical Bungalow with Guest House!

Charming 3BR/1BA very near U of A. Dual cooling, fireplace, breakfast room, large covered patio, mature landscaping, fish pond, and aviary. 1BR/1BA efficiency guest house features AC, laundry connection, separate entrance and private patio.



For more information on these featured homes and other properties, please contact Cheryl (202-5423), Dick (202-5424), or Susan (202-5422).

Holding Out for a Higher Price?

It's not unusual for sellers to have an over-inflated opinion of the value of their home, however, the first offer on your property is often the best one. Your best chance of selling your home for the highest price is when it's new on the market. Buyers tend to make aggressive bids for high-demand listings in order to beat the competition.

You're taking a gamble when you turn down a strong offer from a well-qualified buyer. If you wait, you might not see as good an offer later. If word gets out that you rejected a good offer, this could discourage other buyers from making offers. They may wonder if you're serious about selling.

Buyers often ask how long a listing has been on the market and discount their offer accordingly.

Just as it's risky to turn down a good offer in hopes of something better, if your home is priced at or under its market value and it hasn't been adequately marketed, you could shortchange yourself.

If your home is priced right for the market, and it receives comprehensive marketing, you should feel confident that the offers you receive reflect the current market value of your home.

If after professional marketing exposure, you receive an offer or offers that are less than you had hoped for, you may need a reality check. Your pride of ownership could be clouding your judgment of current market conditions. Your home is only worth what a willing and able buyer will pay for it in the current market. By Diane Hymer, Inman News

Cheryl Ledford recently earned the prestigious Certified Luxury Home Marketing Specialist (CLHMS) designation in recognition of her experience, knowledge and expertise in the luxury home market.



Cheryl is a real estate professional who has developed market knowledge and special skills and competencies necessary to provide exceptional service in the fine homes and estates market.

Congratulations, Cheryl!

March 1, 2006

Volume 5, Issue 3



REAL ESTATE NEWS

Inside this Issue

TheSharingSpace:

Services, Senior Activities, Vehicles, Lawn Mower, Entertainment Books, Makeup, Piano, Furniture, Good Restaurants, and more. . . .

page 2

Recipe Corner:

Easy Recipes

page 3

What's the market like for:

Our Friends?

page 3

Household Hints:

Getting the Stains Out

Clothes Dryers Cause Fires

page 4

This newsletter is published as a source of general information about real estate and is not intended to solicit properties currently offered by other agents.

The highest compliment you can give us is a referral to your friends and family.
We thank you for your confidence and trust!

The Sharing Space

If your HOA has a website, send it and we'll print it here.

MUST SELL!!!! Oak Queen size bedroom set (includes nightstands, dresser, armoire and mattress) \$1500 obo. Call Amy at 520-760-7602.

Fall in Love with the newest **Mary Kay Products!** Powerhouse Skin Care and Captivating Color. See it all at www.marykay.com/lmartzke or you may call 400-9424 for a complimentary facial and makeover.

FOR SALE: Beautiful Broyhill Pine Dining Table, 78 inches with leaf in. No Chairs. Will sell for \$85! 207-8875.

All **Mary Kay Holiday Gift Sets**, Limited Edition, and Discontinued items 20% off! Day and Night Solution Sets on sale for \$36. While they last. Call me for an appointment--Only takes 20 minutes to find out if the Mary Kay Opportunity is for you--no obligations! Call Shawn 722-3778 or visit website at www.marykay.com/shawnryden.

Baby tub \$8, bottle warmer \$20, bottle sterilizer \$25, nursing pillow \$10, baby clothes/infant toys \$1-\$3, Gymini Playmat Gym \$20. Free brand new diaper bag or blanket with \$20 purchase. 886-9693. Call Fong 886-9693.

Phantom upright bagless **Vacuum cleaner** \$25 - good working condition. Call 886-9693.

Say I Love You. A gift from **Mary Kay** shows you're always thinking about that Someone Special. Call me today for great ideas that warm the heart and spark the spirit. Independent Beauty Consultant Gabriela Sesteaga. 520-940-8361 www.marykay.com/gsesteaga.

Chandelier - Goldtone and glass, adjustable, w/ 5 candles, and brightness down spotlight - \$20/OBO. Queensize Bedspread - Matalesse, cream color, excellent condition -\$25/OBO. Call Sharon at 546-7050.

BIG YELLOW BOX, by CRAYOLA --Interested in crafts for you, your kids, or grandkids? I will come to your home and do home party. I also do Mommy and Me workshops! Just for opening your home, I will give you free Crayola products. Call Gigi at #615-9317 or check out the website at www.bigyellowbox.net/gigi.

2003 Sears Craftsman lawn tractor w/ wagon, 21 HP, 42" cut mower deck, used 1 season. \$800 firm-Call Karen or Brad at 207-8647.

Have no time to decorate or physically unable?"**Decorating For You !**" I will do any kind of party or holiday decorations, also help anyone "stage" their home for selling. I will even go back the next day and take down the decorations. Becki @722-7432 or e-mail @ junebixy@earthlink.net.

20 inch Wheels 4 sale. Will fit any Ford F150 04 and up, Expedition, Explorer 2003 or newer. Wheels are in great condition. There are no marks or scratches on them. Must see! \$600.00 firm! 546-6034.

Would love to learn how to play **Mah Jong** and to have a group to play with. Please call Lucia at (520)529-7014.

Exp. Childcare Provider has one opening, ages infant and up, FTI PT, Rita Ranch area, CPR & First Aid Cert., Call Mechele @ 664-2262 Anytime.

Are you ready to enliven your home with a fresh color palette, and a few accessories! For your in-home consultation, call Lucia @ 520-744-4873.

BONITA HOME INSPECTION SERVICES - buying, selling, or building? Our unique Client Interactive Home Inspection Process will give you the piece of mind that your Real Estate decision is the right one for you. Check out our preventive maintenance program to avoid costly bills in the future. Our web site features ASK THE INSPECTOR where we directly respond back to your questions. www.bonitahis.com or call 795-9566.

Over 50? Get active, meet people, make friends, check out **Eastside Senior Club** at the Senior Addition of Udall Rec Center. Yearly \$25 Parks & Rec fee- access to weights, cardio, walking track, racquetball, & swimming, billiards, table tennis, cards & other games, ballroom & line dancing, yoga, tai chi, chair exercise, reading, needle & art groups, day and longer trips, parties, and much more. 7200 E. Tanque Verde Rd. Call 791-4121.

Love your body with healthy, pure, safe, and natural products that are and beneficial for all ages. See and feel the **Arbonne** difference! No obligation Anti-Aging skin care trial. Call for a catalog or set up an appointment. Contact: Kristine Bennett 271-5016 or Kristine@skinbodyfitness.com.

Fitness is just around the corner for you! **Skin & Body Fitness** - personal training and wellness consulting right in your neighborhood. Call me to stop by and check out the studio. What is your goal? Let's achieve it. Kristine Bennett 271-5016 or Kristine@skinbodyfitness.com.

Piano for Sale: Samick 43" Console Oak Cabinet w/ storage bench. It's like new. \$1500 obo. Please contact Debbie at 663-5770.

Like new! Complete **Dining Room set** including: Table (w/2 leaves), 8 chairs, buffet, hutch, and lighted china cabinet. \$845 OBO. Terri 275-4289.

Great items and prices at BabyCrazy (www.babycrazy.com/gwoodson). For more information or catalog requests, please call Gertrude Woodson at 721-1313. All orders \$25 or more will receive a 5% discount.

Free Pick up: Do you have furniture, household goods or clothes left over from garage or moving sale? The Miracle Center will pick up & provide a tax deductible receipt. The Miracle Center provides transitional housing for women and children. 296-3337. Thank You! **The Miracle Center.**

50cc scooter \$400 obo, **Shower floor**, new, still in box \$75, **Mongoose Racing Bicycle** -\$40. 312-4570.

2002 Ford F350 Super Duty Crew Cab Long Bed, V8 7.3L TD w/Auto trans, 4 WD, 50,700 miles, loaded-\$27,000 OBO. Call Laura @ 861-1099.

Guess what I still have . . . **2006 Entertainment Book**-now greatly reduced! Profits go to a CFHS Band. Call Cheryl 250-5109.

Buying? Selling? Please allow assist you. We will provide a **FREE MARKET OPINION** of your home.

Healthrider S300i treadmill, barely used, \$300 OBO. Call Cheryl @ 250-5109.



"Dickman's Meat & Deli, 8646 E Broadway, 885-8020 has wonderful sandwiches and tomatoes that taste like real tomatoes," JT.


"Tiny's Saloon and Steakhouse, 4900 W Ajo Way (Ajo and Kinney), 578-7700, has the best burgers in town!" Brenda C.

"The Dish at 3200 E Speedway (520-3216-1714) has an excellent selection." Walter

Contact us at: sallyandcheryl@tucsonrelocation.net with neighborhood news, garage sales, for-sale items, recipes, household hints, and to recommend services, restaurants, or businesses. (Or call Cheryl at 520-202-5423 or fax to 520-299-9351). We will gladly share your input with our readers. THERE IS NO CHARGE! We look forward to hearing from you!


Recipe Corner

Do you have a favorite recipe? Send it and we will print it here.

Yummy Cake Courtesy of Gail serves 12 

1 box white cake mix 1 small box instant vanilla pudding small container Cool Whip crushed Heath bars or Toffee Bits

Prepare cake mix per package instructions in 9"x12" pan. While cake cools, poke holes in it with the end of a chopstick. Mix pudding per package directions (use a little less milk). Pour pudding over cake. Top pudding with Cool Whip. Sprinkle with crushed Heath bars or Toffee Bits. *

Red Velvet Cake Courtesy of Karen Clark serves 12 

2 oz red food coloring 3 TBSP sweet milk instant cocoa 1/2 cup butter 1 1/2 cups sugar 2 eggs 1 cup buttermilk


2 1/4 cups cake flour scant tsp salt 1 tsp vinegar 1 tsp vanilla 1 rounded tsp soda

Blend food coloring and cocoa, cream butter and sugar, add eggs. Beat well and stir in coloring mixture. Beat in buttermilk, add flour and salt. Stir in vinegar and vanilla. Fold in soda. Pour into greased 9" x 13" pan. Bake 350° for 30 minutes. Cool cake. Icing: 1/4 lb butter and 6 TBSP shortening beat together. Add 1 c sugar and beat well. Add 3 heaping TBSP flour 1 TBSP at a time beating well. Mix 2/3 c milk and 1/2 TBSP vanilla and beat into mixture. Spread over top of cake. Enjoy! *

Moist Lamb Chops Courtesy of Dick Clark serves 2 


8 lamb chops garlic powder Lawry's Seasoned Salt Lawry's Mesquite Marinade

Sprinkle chops with seasoning to taste, coat with marinade, let sit for 30 minutes. Grill to desired internal temperature. *

Impossible Cookies Courtesy of Jean Paisley serves many 

1 cup crunchy peanut butter 1 cup sugar 1 egg 1 tsp vanilla

Combine ingredients well. Drip by teaspoonful on greased cookie sheet. Press lightly with a wet fork. Bake at 350° for 10 minutes. (Do not over bake). Let cool 3 minutes before removing from pan. *

Fast Chicken and Dumplings Courtesy of Cheryl Ledford serves 6 

1 whole chicken (covered with water, boiled with salt, pepper and a bay leaf) 2 packages large flour tortillas

Cool chicken, take meat off bones, cut into bite size pieces. Remove skin from broth and discard, boil broth on high. Cut tortillas into strips 4 inches by 1 inch. Add tortillas to boiling broth, stir lightly, cover and let simmer 10 minutes. *



What's the market like for Our Friends?

The Tucson Association of REALTORS prohibits marketing or advertising properties for sale without specific consent from the seller. The data provided here is only a source of information for homeowners. Equal Opportunity Housing. All information deemed reliable, but not guaranteed. For more information contact Cheryl (202-5423), Dick (202-5424), or Susan (202-5422).

Homes Currently For Sale Through MLS by the Outstanding Agents at RE/MAX All Executives as of 02/28/06

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 159,900	\$ 150.99	Residence on E 3rd Street	3 / 2	1059	1981	No
\$ 1655,000	\$ 132.00	Residence on E 24th Street	2 / 1	1250	1954	No
\$ 219,000	\$ 139.58	Residence on E Orchid Vine Dr	3 / 2	1569	1995	No
\$ 246,000	\$ 147.93	Residence on E Danwood Way	4 / 2	1663	2003	No
\$ 299,900	\$ 144.81	Residence on S San Marcos Place	4 / 3	2071	2006	No
\$ 365,000	\$ 208.10	Residence on N Whitehurst Place	3 / 2	1754	1993	No
\$ 399,900	\$ 222.04	Residence on E Tascal Loop	3 / 2	1801	1995	No
\$ 445,000	\$ 237.59	Residence on N Sterling Heights Place	3 / 2	1873	1999	Yes
\$ 449,800	\$ 219.63	Residence on W Cloud Ranch Place	4 / 3	2048	2006	No
\$ 475,000	\$ 219.20	Residence on E Scenic Overlook Place	4 / 2	2167	2005	Yes
\$ 489,000	\$ 172.73	Residence on N Country Club Road	4 / 4	2831	1938	No
\$ 525,000	\$ 195.24	Residence On E Ft Lowell Rd	3 / 2	2689	1976	No
\$ 1,399,000	\$ 277.03	Residence on N Placita Roca Blanca	5 / 4	5050	2002	Yes

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RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 40 years of combined Real Estate experience and expertise. Our team is in the *top 1% in Residential Sales* in the area. We welcome the opportunity to assist you, your friends and family with any Real Estate needs! Thank you for your trust and confidence!

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Our Friends

To current resident, or

Dick: 202-5424

Susan: 202-5422

Cheryl: 202-5423

Sally: 202-5421

www.tucsonrelocation.net

Household Hints– *Getting Out The Stains*

- . 1/4 cup Spic and Span in the wash, great grease remover.
- . Wash colored material in 1 gallon of water mixed with 1 teaspoon Epsom salts in the first wash to prevent running.
- . 2 parts water mixed with 1 part rubbing alcohol is a great spot remover.
- . Rubbing alcohol or hair spray may remove ink stains.
- . Difficult bloodstains? Make a paste of meat tenderizer and cold water. Sponge on the area and let stand for 30 minutes. Rinse in cold water, then wash.
- . Get lipstick stains out of clothes using Vaseline.
- . Sew buttons on kids clothes using dental floss.
- . If your iron is sticking, run it over a piece of paper sprinkled with salt.
- . Clean silk flowers by placing them in a plastic bag with 2 tablespoons of salt and shake vigorously while holding on to the stems.
- . A sheet of aluminum foil placed underneath the ironing board cover will allow the heat to be retained longer.
- . Place a small amount of clear nail polish in the center of every button on a new garment to seal the threads.
- . Dampen shoelaces before tying them to keep them from coming undone.

20,001 Food Facts, Chefs Secrets, and Household Hints, Dr. Myles H. Bader

Clothes Dryers Cause 15,600 Fires Each Year

- . Clean the lint screen/ filter before and after drying each load. If clothing is still damp, the lint screen or exhaust duct may be blocked.
- . Clean the exhaust duct and dryer vent periodically. Check your outside dryer duct to make sure exhaust air is escaping. If you do not feel air flow out of it disconnect the exhaust duct from the dryer and clean out all lint or blockage.
- . Clean behind the dryer where lint may build up. Keep the area around the dryer clean and free of clutter.
- . Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi rigid metal duct. Rigid or corrugated duct provides maximum air flow and is recommended by most manufacturers. The flexible or plastic duct traps more lint.
- . Take special care when drying clothes that have been soiled with volatile chemicals.
- . Wash clothes more than once that have been soiled with gasoline, cooking oils, paint products, cleaning agents, etc. to minimize the volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool down period at the end of the cycle. Don't leave clothing in the dryer or in a laundry basket.
- . For consumer safety information a great government web site is www.cpsc.gov.

Questions regarding home safety, your home's structure, plumbing, mechanical, electrical, or roof system? Go to www.bonitahis.com and click on the navigation bar "ASK THE INSPECTOR" at the opening page.